082.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,700 / 621,700
					USE VALUE:	621,700 / 621,700
					ASSESSED:	621,700 / 621,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHARAJIAN ARLINE A	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	151 COOLIDGE AVE APT 406	
Street 2:		
Twn/City:	WATERTOWN	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02472	Type:

PREVIOUS OWNER

Owner 1:	KHARAJIAN ARLINE A -
Owner 2:	LIFE ESTATE -
Street 1:	78 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,313 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4313.000	237,100		384,600	621,700
Total Card	0.099	237,100		384,600	621,700
Total Parcel	0.099	237,100		384,600	621,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.05 | /Parcel: 414.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50580
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!6621!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,100	0	4,313.	384,600	621,700	621,700	Year End Roll	12/18/2019
2019	101	FV	197,700	0	4,313.	379,100	576,800	576,800	Year End Roll	1/3/2019
2018	101	FV	197,700	0	4,313.	291,200	488,900	488,900	Year End Roll	12/20/2017
2017	101	FV	197,700	0	4,313.	274,700	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	197,700	0	4,313.	252,700	450,400	450,400	Year End	1/4/2016
2015	101	FV	185,100	0	4,313.	236,200	421,300	421,300	Year End Roll	12/11/2014
2014	101	FV	185,100	0	4,313.	217,600	402,700	402,700	Year End Roll	12/16/2013
2013	101	FV	185,100	0	4,313.	217,600	402,700	402,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6621

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KHARAJIAN ARLIN	1407-59		11/2/2011	Convenience	1	No	No		
KHARAJIAN ARLIN	1401-50		6/22/2011	Convenience	1	No	No		
KHARAJIAN ELI &	1399-36		5/3/2011	Convenience	1	No	No		
	949-84		8/1/1981		78,000	No	No		Y

PRINT

Date	Time
12/10/20	21:22:28

LAST REV

Date	Time
10/03/18	11:15:22
mmcmakin	

USER DEFINED

Prior Id # 1:	50580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2008	1353	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
12/13/2008	Meas/Inspect	197	PATRIOT
1/11/2000	Meas/Inspect	277	PATRIOT
1/11/1999	Mailer Sent		
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4313		Sq. Ft.	Site		0	70.	1.27	6									384,573						384,600	

Total AC/HA:	0.09901	Total SF/SM:	4313	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	384,573	Spl Credit		Total:	384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34930062
Const Adj.:	0.99693000
Adj $ / SQ:	141.242
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322185
Depreciation:	85057
Depreciated Total:	237128

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

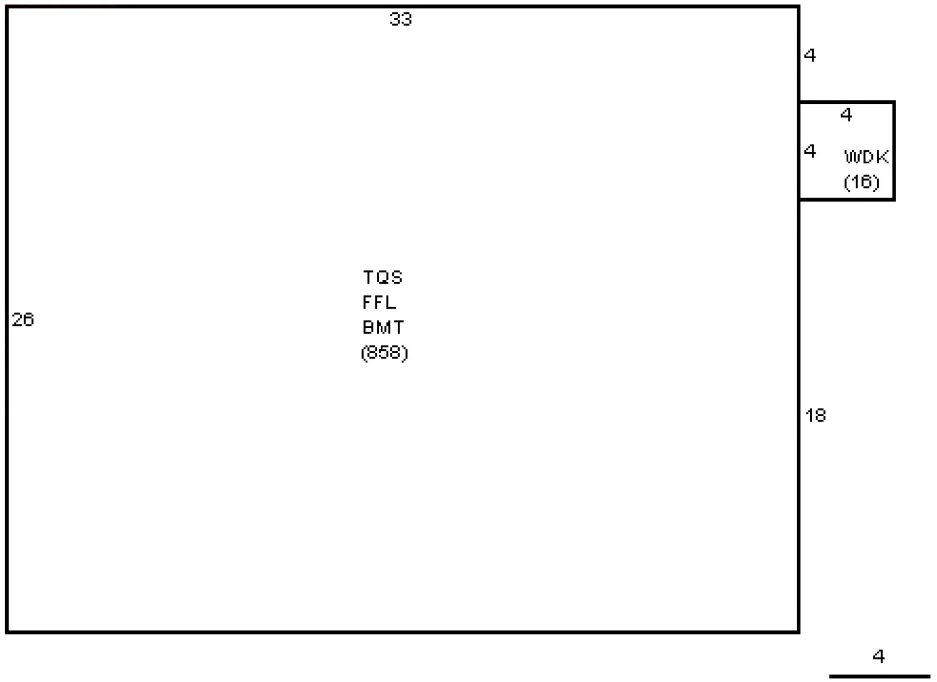
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.24
Special Features:	0	Val/Su Net:	99.79
Final Total:	237100	Val/Su SzAd	157.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	858	42.370	36,356
FFL	First Floor	858	141.240	121,185
TQS	3/4 Story	644	141.240	90,889
WDK	Deck	16	15.950	255

Net Sketched Area:	2,376			Total:	248,685
Size Ad	1501.5	Gross Are	2590	FinArea	1502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	